



UNITS 3&4 VICTORY WAY

THE HESTON CENTRE | TW5 9NJ

TO LET

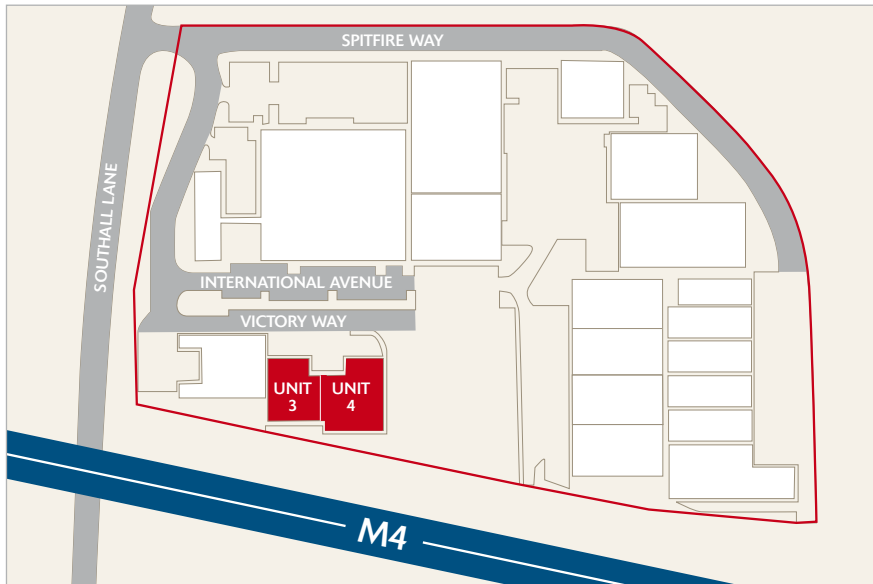
WAREHOUSE / INDUSTRIAL UNITS

10,034 SQ FT – 23,028 SQ FT
(932 SQ M – 2,139 SQ M)

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SAT NAV: TW5 9NJ



UNITS 3&4 VICTORY WAY

Modern warehouse / production units of steel portal frame construction with ancillary two-storey offices, and covered loading area.

Victory Way is located close to the M4 (junction 3) and A312 providing excellent access to Heathrow Airport, Central London and the National motorway network.

The units are within an established industrial area just off Southall Lane which in turn connects to the A312. Southall and Hayes & Harlington stations are both approximately half a mile away providing fast and frequent services to London Paddington with a journey time of approximately 20 minutes. Local amenities also include a Tesco Superstore and David Lloyd Fitness Centre close by.

SPECIFICATION

- 5m to eaves
- Covered loading area
- Unit 3: 2 x concertina loading doors
- Unit 4: 2 x up-and-over loading doors
- Unit 4: Double glazing
- Unit 4: Fully refurbished
- Male & female WCs
- Suspended ceilings with inset fluorescent lighting
- Central heating
- Perimeter trunking
- An Energy Performance Certificate (EPC) is available

ACCOMMODATION

| UNIT 3 | | |
|----------------------|---------------------|-------------------|
| WAREHOUSE | 7,304 sq ft | 678 sq m |
| GROUND FLOOR OFFICES | 1,365 sq ft | 127 sq m |
| FIRST FLOOR OFFICES | 1,365 sq ft | 127 sq m |
| TOTAL | 10,034 sq ft | 932 sq m |
| UNIT 4 | | |
| WAREHOUSE | 8,516 sq ft | 791 sq m |
| GROUND FLOOR OFFICES | 2,239 sq ft | 208 sq m |
| FIRST FLOOR OFFICES | 2,239 sq ft | 208 sq m |
| TOTAL | 12,994 sq ft | 1,207 sq m |
| MAX TOTAL | 23,028 sq ft | 2,139 sq m |

(All areas are approximate and measured on a Gross External basis)

DRIVING DISTANCES

| LOCATION | MILES | MINS |
|-------------------|-------|------|
| M4, Junction 3 | 1.4 | 4 |
| Terminal 1, 2 & 3 | 4.3 | 10 |
| Cargo Terminal | 5.1 | 14 |
| M25, Junction 15 | 5.2 | 9 |
| M25, Junction 14 | 6.9 | 12 |

Source: Google maps

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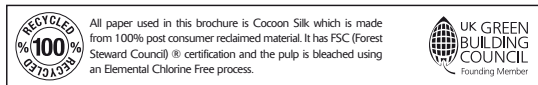
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